HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Winnipeg CMA

Date Released: August 2016

Housing market intelligence you can count on

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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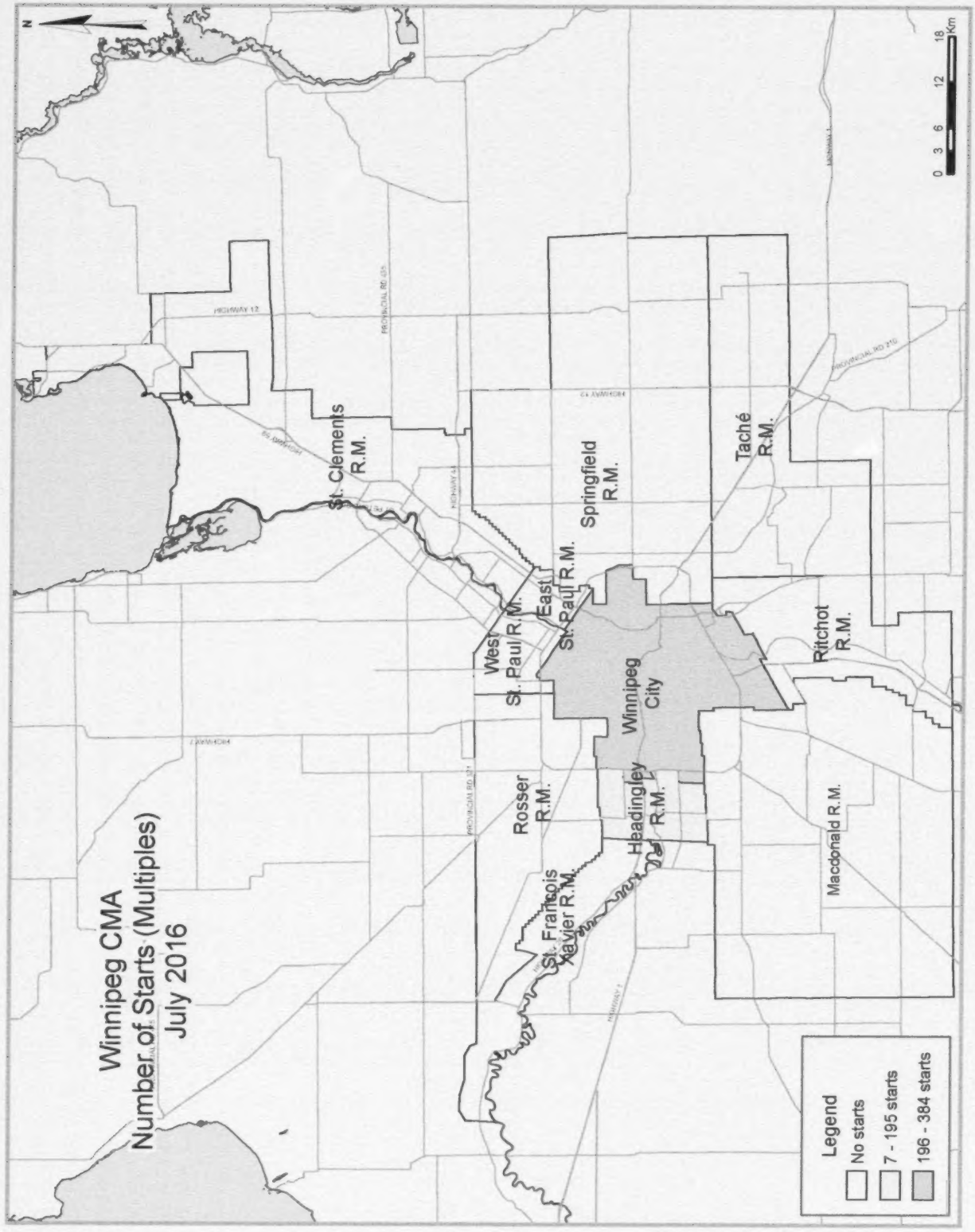
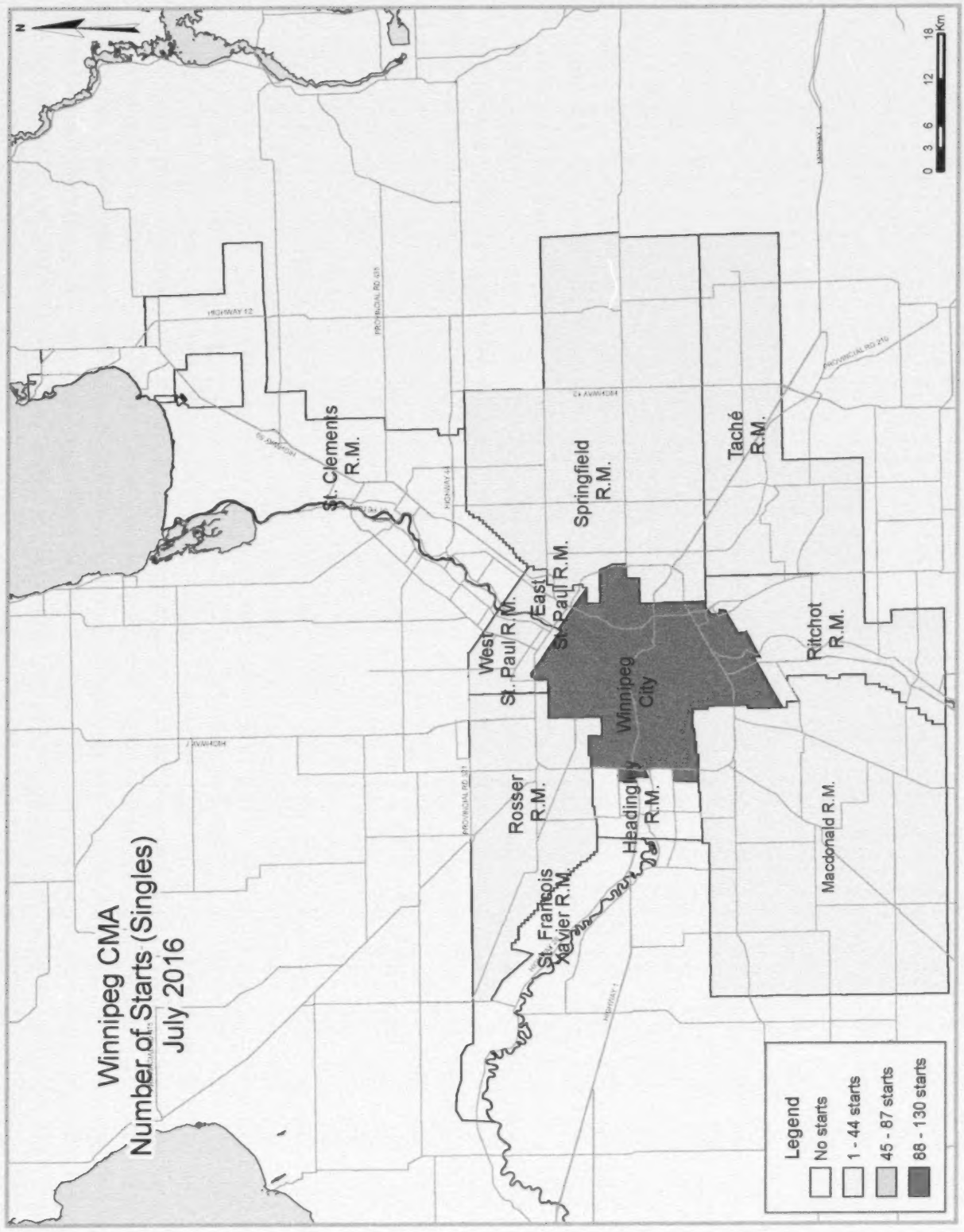
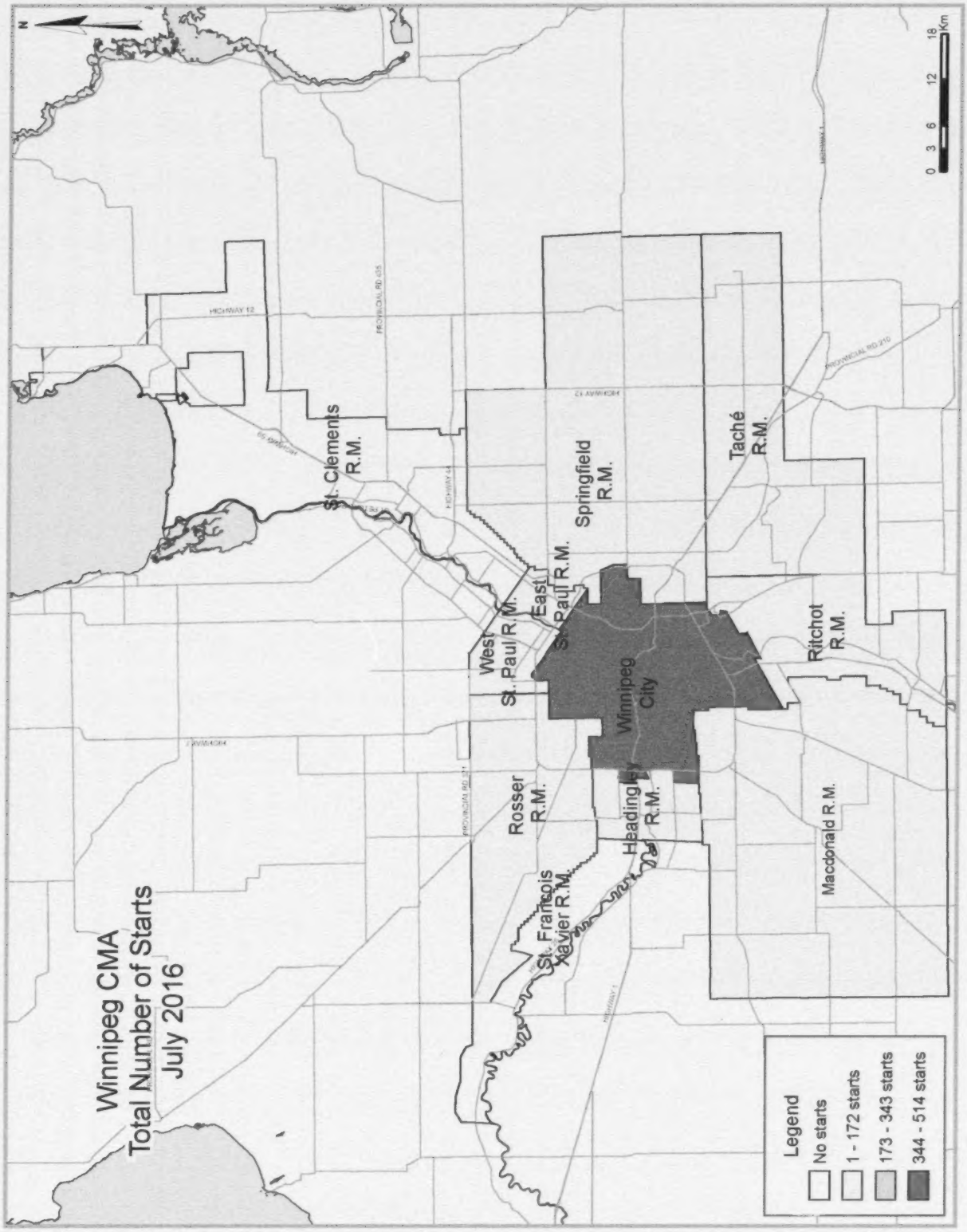
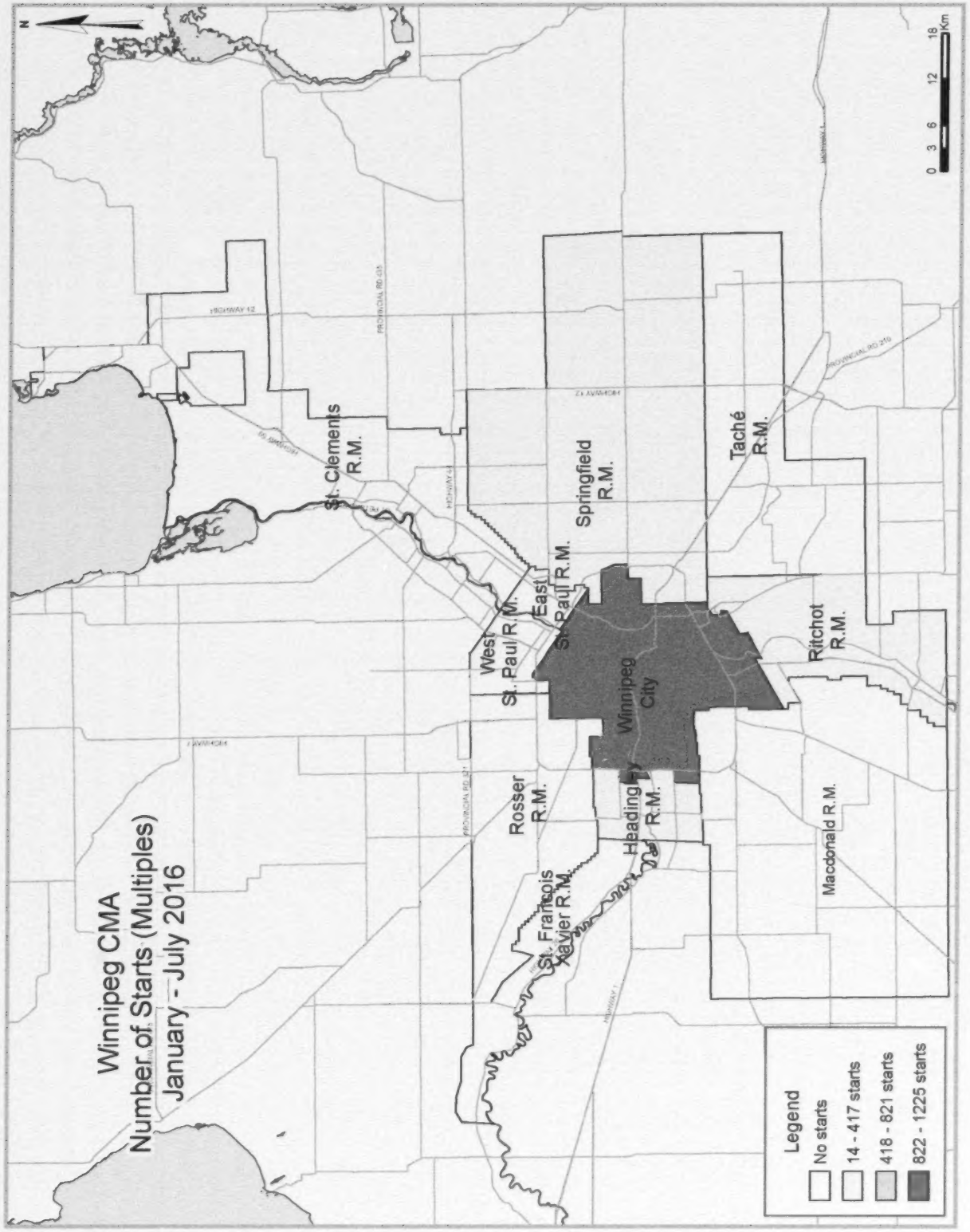
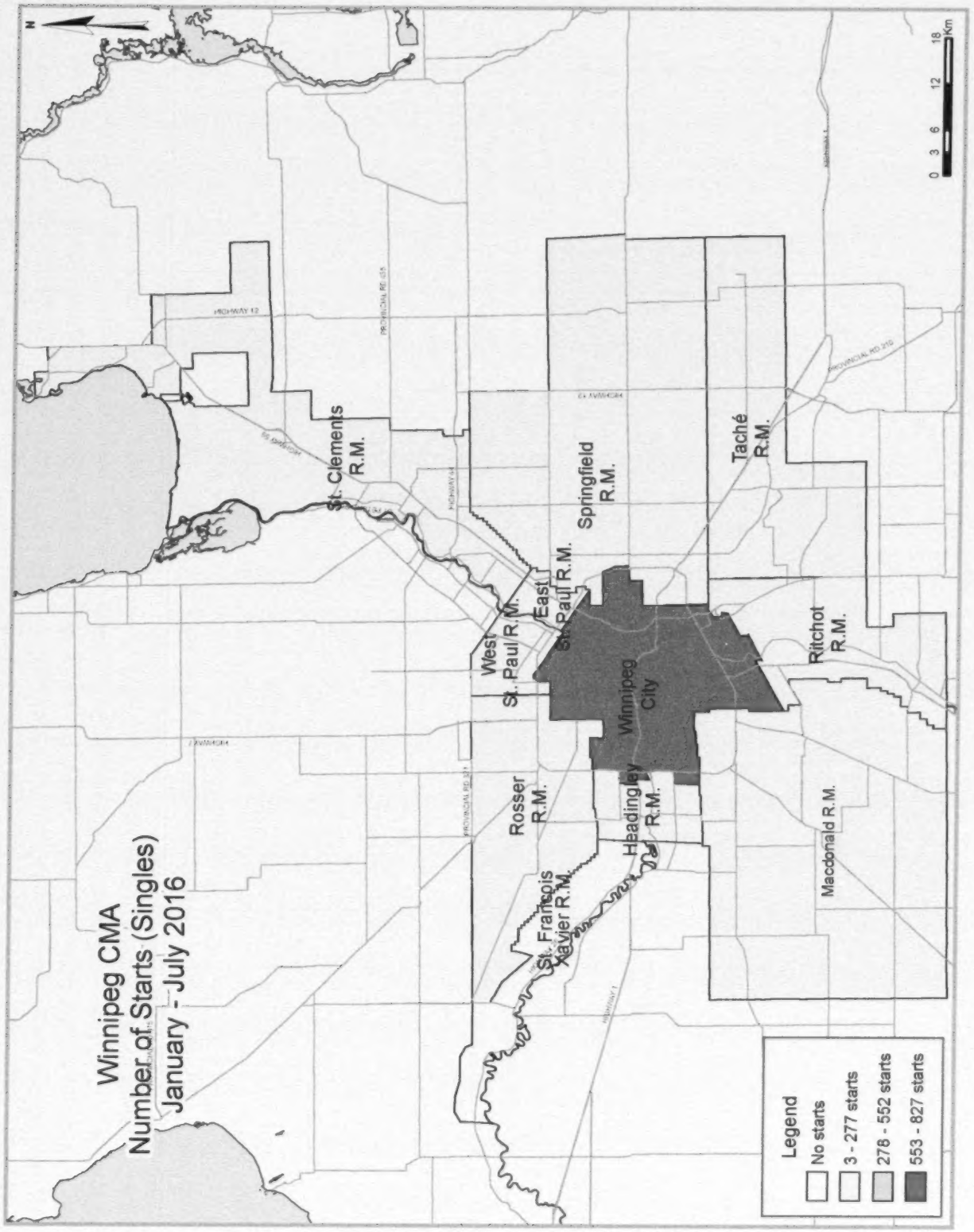
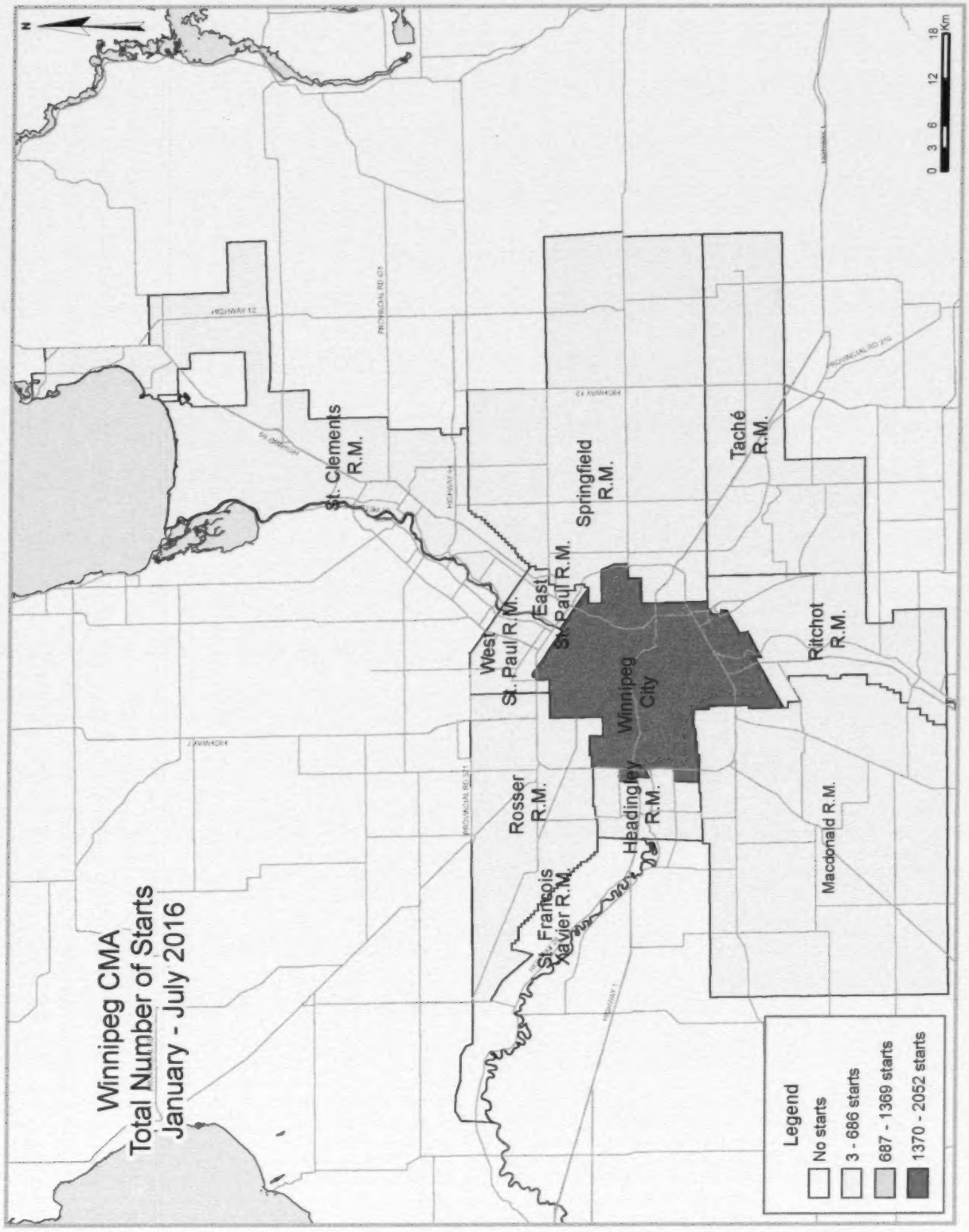

Winnipeg CMA
Number of Starts (Multiples)
July 2016
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
7 - 195 starts
196 - 384 starts


Winnipeg CMA
Number of Starts (Singles)
July 2016
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
HIGHWAY 12
PROVINCIAL RD 421
PROVINCIAL RD 213
HIGHWAY 1
Legend
No starts
1 - 44 starts
45 - 87 starts
88 - 130 starts


Winnipeg CMA
Total Number of Starts
July 2016
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
1 - 172 starts
173 - 343 starts
344 - 514 starts


Winnipeg CMA
Number of Starts (Multiples)
January - July 2016
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
14 - 417 starts
418 - 821 starts
822 - 1225 starts


Winnipeg CMA
Number of Starts (Singles)
January - July 2016
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
HIGHWAY 12
HIGHWAY 44
HIGHWAY 1
PROVINCIAL RD 213
PROVINCIAL RD 210
Legend
No starts
3 - 277 starts
278 - 552 starts
553 - 827 starts
0 3 6 12 18 Km
N


Winnipeg CMA
Total Number of Starts
January - July 2016
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
3 - 686 starts
687 - 1369 starts
1370 - 2052 starts

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) July 2016		
Winnipeg CMA[1]	June 2016	July 2016
Trend[2]	3,598	3,993
SAAR	3,961	6,348
	July 2015	July 2016
Actual		
July - Single-Detached	188	174
July - Multiples	469	391
July - Total	657	565
January to July - Single-Detached	952	1,017
January to July - Multiples	1,528	1,290
January to July - Total	2,480	2,307

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Winnipeg CMA
July 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
July 2016	171	18	0	3	13	71	7	282	565
July 2015	188	6	0	0	66	147	0	250	657
% Change	-9.0	200.0	n/a	n/a	-80.3	-51.7	n/a	12.8	-14.0
Year-to-date 2016	1,014	112	7	3	163	268	79	661	2,307
Year-to-date 2015	952	96	0	0	183	306	106	837	2,480
% Change	6.5	16.7	n/a	n/a	-10.9	-12.4	-25.5	-21.0	-7.0
UNDER CONSTRUCTION									
July 2016	1,049	114	19	8	223	1,143	83	2,328	4,967
July 2015	1,067	88	4	0	375	1,528	78	1,387	4,527
% Change	-1.7	29.5	**	n/a	-40.5	-25.2	6.4	67.8	9.7
COMPLETIONS									
July 2016	130	36	0	1	14	72	41	0	294
July 2015	151	16	0	0	38	112	12	44	373
% Change	-13.9	125.0	n/a	n/a	-63.2	-35.7	**	-100.0	-21.2
Year-to-date 2016	948	154	0	1	136	262	90	298	1,889
Year-to-date 2015	1,133	94	7	4	124	497	61	491	2,411
% Change	-16.3	63.8	-100.0	-75.0	9.7	-47.3	47.5	-39.3	-21.7
COMPLETED & NOT ABSORBED									
July 2016	185	40	0	1	50	249	n/a	n/a	525
July 2015	252	41	6	2	70	259	n/a	n/a	630
% Change	-26.6	-2.4	-100.0	-50.0	-28.6	-3.9	n/a	n/a	-16.7
ABSORBED									
July 2016	157	30	0	2	18	84	n/a	n/a	291
July 2015	170	7	0	0	49	122	n/a	n/a	348
% Change	-7.6	**	n/a	n/a	-63.3	-31.1	n/a	n/a	-16.4
Year-to-date 2016	1,009	150	3	2	173	395	n/a	n/a	1,732
Year-to-date 2015	1,116	54	1	4	134	365	n/a	n/a	1,674
% Change	-9.6	177.8	200.0	-50.0	29.1	8.2	n/a	n/a	3.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Winnipeg City									
July 2016	129	18	0	1	13	71	0	282	514
July 2015	144	6	0	0	66	147	0	250	613
East St. Paul R.M.									
July 2016	3	0	0	0	0	0	0	0	3
July 2015	5	0	0	0	0	0	0	0	5
Headingley R.M.									
July 2016	0	0	0	0	0	0	7	0	7
July 2015	2	0	0	0	0	0	0	0	2
MacDonald R.M.									
July 2016	15	0	0	2	0	0	0	0	17
July 2015	6	0	0	0	0	0	0	0	6
Ritchot R.M.									
July 2016	4	0	0	0	0	0	0	0	4
July 2015	5	0	0	0	0	0	0	0	5
Rosser R.M.									
July 2016	1	0	0	0	0	0	0	0	1
July 2015	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
July 2016	0	0	0	0	0	0	0	0	0
July 2015	4	0	0	0	0	0	0	0	4
St. Francois Xavier R.M.									
July 2016	0	0	0	0	0	0	0	0	0
July 2015	1	0	0	0	0	0	0	0	1
Springfield R.M.									
July 2016	5	0	0	0	0	0	0	0	5
July 2015	6	0	0	0	0	0	0	0	6
Tache R.M.									
July 2016	7	0	0	0	0	0	0	0	7
July 2015	8	0	0	0	0	0	0	0	8
West St. Paul R.M.									
July 2016	7	0	0	0	0	0	0	0	7
July 2015	7	0	0	0	0	0	0	0	7
First Nations									
July 2016	0	0	0	0	0	0	0	0	0
July 2015	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
July 2016	171	18	0	3	13	71	7	282	565
July 2015	188	6	0	0	66	147	0	250	657

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Winnipeg City									
July 2016	832	110	8	1	220	1,129	55	2,328	4,683
July 2015	783	86	4	0	375	1,484	72	1,387	4,191
East St. Paul R.M.									
July 2016	35	0	0	0	0	0	0	0	35
July 2015	43	0	0	0	0	0	0	0	43
Headingley R.M.									
July 2016	7	0	7	0	0	0	28	0	42
July 2015	13	0	0	0	0	0	0	0	13
MacDonald R.M.									
July 2016	35	0	0	7	0	0	0	0	42
July 2015	29	0	0	0	0	0	0	0	29
Ritchot R.M.									
July 2016	27	2	0	0	0	14	0	0	43
July 2015	25	0	0	0	0	44	6	0	75
Rosser R.M.									
July 2016	3	0	0	0	0	0	0	0	3
July 2015	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
July 2016	35	0	0	0	0	0	0	0	35
July 2015	40	0	0	0	0	0	0	0	40
St. Francois Xavier R.M.									
July 2016	0	0	0	0	0	0	0	0	0
July 2015	2	0	0	0	0	0	0	0	2
Springfield R.M.									
July 2016	32	2	0	0	3	0	0	0	37
July 2015	43	2	0	0	0	0	0	0	45
Tache R.M.									
July 2016	15	0	4	0	0	0	0	0	19
July 2015	31	0	0	0	0	0	0	0	31
West St. Paul R.M.									
July 2016	28	0	0	0	0	0	0	0	28
July 2015	58	0	0	0	0	0	0	0	58
First Nations									
July 2016	0	0	0	0	0	0	0	0	0
July 2015	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
July 2016	1,049	114	19	8	223	1,143	83	2,328	4,967
July 2015	1,067	88	4	0	375	1,528	78	1,387	4,527

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket July 2016									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Winnipeg City									
July 2016	106	30	0	1	11	72	41	0	261
July 2015	109	12	0	0	38	112	12	44	327
East St. Paul R.M.									
July 2016	0	0	0	0	0	0	0	0	0
July 2015	6	0	0	0	0	0	0	0	6
Headingley R.M.									
July 2016	2	0	0	0	0	0	0	0	2
July 2015	1	0	0	0	0	0	0	0	1
Macdonald R.M.									
July 2016	9	0	0	0	0	0	0	0	9
July 2015	8	0	0	0	0	0	0	0	8
Ritchot R.M.									
July 2016	2	0	0	0	0	0	0	0	2
July 2015	3	2	0	0	0	0	0	0	5
Rosser R.M.									
July 2016	0	0	0	0	0	0	0	0	0
July 2015	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
July 2016	3	0	0	0	0	0	0	0	3
July 2015	6	0	0	0	0	0	0	0	6
St. Francois Xavier R.M.									
July 2016	0	0	0	0	0	0	0	0	0
July 2015	0	0	0	0	0	0	0	0	0
Springfield R.M.									
July 2016	4	6	0	0	3	0	0	0	13
July 2015	8	2	0	0	0	0	0	0	10
Tache R.M.									
July 2016	3	0	0	0	0	0	0	0	3
July 2015	5	0	0	0	0	0	0	0	5
West St. Paul R.M.									
July 2016	1	0	0	0	0	0	0	0	1
July 2015	5	0	0	0	0	0	0	0	5
First Nations									
July 2016	0	0	0	0	0	0	0	0	0
July 2015	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
July 2016	130	36	0	1	14	72	41	0	294
July 2015	151	16	0	0	38	112	12	44	373

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Winnipeg City									
July 2016	150	31	0	1	48	231	n/a	n/a	461
July 2015	201	33	0	2	64	229	n/a	n/a	529
East St. Paul R.M.									
July 2016	2	0	0	0	0	0	n/a	n/a	2
July 2015	3	0	0	0	0	0	n/a	n/a	3
Headingley R.M.									
July 2016	1	0	0	0	0	0	n/a	n/a	1
July 2015	0	0	0	0	0	0	n/a	n/a	0
MacDonald R.M.									
July 2016	12	0	0	0	0	0	n/a	n/a	12
July 2015	15	0	0	0	2	0	n/a	n/a	17
Ritchot R.M.									
July 2016	3	0	0	0	0	5	n/a	n/a	8
July 2015	11	2	0	0	4	0	n/a	n/a	17
Rosser R.M.									
July 2016	0	0	0	0	0	0	n/a	n/a	0
July 2015	0	0	0	0	0	0	n/a	n/a	0
St. Clements R.M.									
July 2016	3	0	0	0	0	0	n/a	n/a	3
July 2015	2	0	0	0	0	0	n/a	n/a	2
St. Francois Xavier R.M.									
July 2016	1	0	0	0	0	0	n/a	n/a	1
July 2015	3	0	0	0	0	0	n/a	n/a	3
Springfield R.M.									
July 2016	6	9	0	0	2	0	n/a	n/a	17
July 2015	10	6	3	0	0	0	n/a	n/a	19
Tache R.M.									
July 2016	3	0	0	0	0	13	n/a	n/a	16
July 2015	6	0	3	0	0	30	n/a	n/a	39
West St. Paul R.M.									
July 2016	4	0	0	0	0	0	n/a	n/a	4
July 2015	1	0	0	0	0	0	n/a	n/a	1
First Nations									
July 2016	0	0	0	0	0	0	n/a	n/a	0
July 2015	0	0	0	0	0	0	n/a	n/a	0
Winnipeg CMA									
July 2016	185	40	0	1	50	249	n/a	n/a	525
July 2015	252	41	6	2	70	259	n/a	n/a	630

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Winnipeg City									
July 2016	131	29	0	2	16	83	n/a	n/a	261
July 2015	122	6	0	0	48	122	n/a	n/a	298
East St. Paul R.M.									
July 2016	0	0	0	0	0	0	n/a	n/a	0
July 2015	7	0	0	0	0	0	n/a	n/a	7
Headingley R.M.									
July 2016	3	0	0	0	0	0	n/a	n/a	3
July 2015	2	0	0	0	0	0	n/a	n/a	2
MacDonald R.M.									
July 2016	9	0	0	0	0	0	n/a	n/a	9
July 2015	10	0	0	0	1	0	n/a	n/a	11
Ritchot R.M.									
July 2016	3	0	0	0	0	0	n/a	n/a	3
July 2015	3	0	0	0	0	0	n/a	n/a	3
Rosser R.M.									
July 2016	0	0	0	0	0	0	n/a	n/a	0
July 2015	0	0	0	0	0	0	n/a	n/a	0
St. Clements R.M.									
July 2016	3	0	0	0	0	0	n/a	n/a	3
July 2015	6	0	0	0	0	0	n/a	n/a	6
St. Francois Xavier R.M.									
July 2016	0	0	0	0	0	0	n/a	n/a	0
July 2015	2	0	0	0	0	0	n/a	n/a	2
Springfield R.M.									
July 2016	4	1	0	0	2	0	n/a	n/a	7
July 2015	7	1	0	0	0	0	n/a	n/a	8
Tache R.M.									
July 2016	3	0	0	0	0	1	n/a	n/a	4
July 2015	5	0	0	0	0	0	n/a	n/a	5
West St. Paul R.M.									
July 2016	1	0	0	0	0	0	n/a	n/a	1
July 2015	6	0	0	0	0	0	n/a	n/a	6
First Nations									
July 2016	0	0	0	0	0	0	n/a	n/a	0
July 2015	0	0	0	0	0	0	n/a	n/a	0
Winnipeg CMA									
July 2016	157	30	0	2	18	84	n/a	n/a	291
July 2015	170	7	0	0	49	122	n/a	n/a	348

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Winnipeg CMA 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	1,648	246	4	1	272	578	154	1,497	4,400
% Change	-12.0	108.5	-42.9	-75.0	-28.8	-52.2	**	147.8	3.6
2014	1,872	118	7	4	382	1,210	51	604	4,248
% Change	-15.1	7.3	n/a	-71.4	-8.6	5.1	45.7	-21.9	-9.7
2013	2,204	110	0	14	418	1,151	35	773	4,705
% Change	4.2	61.8	-100.0	0.0	77.9	46.4	n/a	-8.4	15.7
2012	2,115	68	3	14	235	786	0	844	4,065
% Change	7.4	112.5	-25.0	-56.3	32.0	159.4	-100.0	28.9	22.0
2011	1,970	32	4	32	178	303	157	655	3,331
% Change	4.1	14.3	n/a	14.3	17.9	-10.1	**	-18.5	2.7
2010	1,893	28	0	28	151	337	3	804	3,244
% Change	27.6	7.7	n/a	33.3	64.1	**	-57.1	113.8	59.6
2009	1,484	26	0	21	92	27	7	376	2,033
% Change	-22.5	-7.1	n/a	40.0	-22.7	-95.4	n/a	16.8	-32.4
2008	1,915	28	0	15	119	586	0	322	3,009
% Change	4.3	180.0	n/a	-53.1	32.2	-2.3	-100.0	-59.3	-10.7
2007	1,836	10	0	32	90	600	11	792	3,371
% Change	5.9	-54.5	n/a	**	-23.1	112.8	83.3	29.2	21.4
2006	1,733	22	0	4	117	282	6	613	2,777

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
July 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015	% Change
Winnipeg City	130	144	22	18	9	54	353	397	514	613	-16.2
East St. Paul R.M.	3	5	0	0	0	0	0	0	3	5	-40.0
Headingley R.M.	0	2	0	0	7	0	0	0	7	2	**
MacDonald R.M.	17	6	0	0	0	0	0	0	17	6	183.3
Ritchot R.M.	4	5	0	0	0	0	0	0	4	5	-20.0
Rosser R.M.	1	0	0	0	0	0	0	0	1	0	n/a
St. Clements R.M.	0	4	0	0	0	0	0	0	0	4	-100.0
St. Francois Xavier R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
Springfield R.M.	5	6	0	0	0	0	0	0	5	6	-16.7
Tache R.M.	7	8	0	0	0	0	0	0	7	8	-12.5
West St. Paul R.M.	7	7	0	0	0	0	0	0	7	7	0.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	174	188	22	18	16	54	353	397	565	657	-14.0

Table 2.1: Starts by Submarket and by Dwelling Type
January - July 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Winnipeg City	827	744	118	102	192	277	915	1,143	2,052	2,266	-9.4
East St. Paul R.M.	24	22	0	0	0	0	0	0	24	22	9.1
Headingley R.M.	4	4	0	0	35	0	0	0	39	4	**
MacDonald R.M.	48	34	0	0	0	0	0	0	48	34	41.2
Ritchot R.M.	22	25	2	2	0	0	14	0	38	27	40.7
Rosser R.M.	3	0	0	0	0	0	0	0	3	0	n/a
St. Clements R.M.	25	28	0	0	0	0	0	0	25	28	-10.7
St. Francois Xavier R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
Springfield R.M.	30	44	8	4	6	0	0	0	44	48	-8.3
Tache R.M.	17	24	0	0	0	0	0	0	17	24	-29.2
West St. Paul R.M.	17	26	0	0	0	0	0	0	17	26	-34.6
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	1,017	952	128	108	233	277	929	1,143	2,307	2,480	-7.0

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
July 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015
Winnipeg City	9	54	0	0	71	147	282	250
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	7	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	9	54	7	0	71	147	282	250

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - July 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Winnipeg City	141	171	51	106	254	306	661	837
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	7	0	28	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	14	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	6	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	154	171	79	106	268	306	661	837

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market July 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015
Winnipeg City	147	150	85	213	282	250	514	613
East St. Paul R.M.	3	5	0	0	0	0	3	5
Headingley R.M.	0	2	0	0	7	0	7	2
MacDonald R.M.	15	6	2	0	0	0	17	6
Ritchot R.M.	4	5	0	0	0	0	4	5
Rosser R.M.	1	0	0	0	0	0	1	0
St. Clements R.M.	0	4	0	0	0	0	0	4
St. Francois Xavier R.M.	0	1	0	0	0	0	0	1
Springfield R.M.	5	6	0	0	0	0	5	6
Tache R.M.	7	8	0	0	0	0	7	8
West St. Paul R.M.	7	7	0	0	0	0	7	7
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	189	194	87	213	289	250	565	657

Table 2.5: Starts by Submarket and by Intended Market January - July 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Winnipeg City	928	834	412	489	712	943	2,052	2,266
East St. Paul R.M.	24	22	0	0	0	0	24	22
Headingley R.M.	11	4	0	0	28	0	39	4
MacDonald R.M.	46	34	2	0	0	0	48	34
Ritchot R.M.	24	27	14	0	0	0	38	27
Rosser R.M.	3	0	0	0	0	0	3	0
St. Clements R.M.	25	28	0	0	0	0	25	28
St. Francois Xavier R.M.	0	1	0	0	0	0	0	1
Springfield R.M.	38	48	6	0	0	0	44	48
Tache R.M.	17	24	0	0	0	0	17	24
West St. Paul R.M.	17	26	0	0	0	0	17	26
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	1,133	1,048	434	489	740	943	2,307	2,480

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
July 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015	% Change
Winnipeg City	108	109	40	14	41	48	72	156	261	327	-20.2
East St. Paul R.M.	0	6	0	0	0	0	0	0	0	6	-100.0
Headingley R.M.	2	1	0	0	0	0	0	0	2	1	100.0
MacDonald R.M.	9	8	0	0	0	0	0	0	9	8	12.5
Ritchot R.M.	2	3	0	2	0	0	0	0	2	5	-60.0
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	3	6	0	0	0	0	0	0	3	6	-50.0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	4	8	6	2	3	0	0	0	13	10	30.0
Tache R.M.	3	5	0	0	0	0	0	0	3	5	-40.0
West St. Paul R.M.	1	5	0	0	0	0	0	0	1	5	-80.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	132	151	46	18	44	48	72	156	294	373	-21.2

Table 3.1: Completions by Submarket and by Dwelling Type
January - July 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Winnipeg City	730	850	182	76	174	172	560	958	1,646	2,056	-19.9
East St. Paul R.M.	24	22	0	0	0	0	0	0	24	22	9.1
Headingley R.M.	11	12	0	0	0	0	0	0	11	12	-8.3
MacDonald R.M.	35	42	0	0	0	4	0	0	35	46	-23.9
Ritchot R.M.	11	32	2	4	6	0	0	0	19	36	-47.2
Rosser R.M.	1	2	0	0	0	0	0	0	1	2	-50.0
St. Clements R.M.	45	39	0	0	0	0	0	0	45	39	15.4
St. Francois Xavier R.M.	1	8	0	0	0	0	0	0	1	8	-87.5
Springfield R.M.	44	68	12	22	3	3	0	0	59	93	-36.6
Tache R.M.	21	41	0	0	0	4	0	30	21	75	-72.0
West St. Paul R.M.	27	22	0	0	0	0	0	0	27	22	22.7
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	950	1,138	196	102	183	183	560	988	1,889	2,411	-21.7

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
July 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015
Winnipeg City	3	36	38	12	72	112	0	44
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	3	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	6	36	38	12	72	112	0	44

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - July 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Winnipeg City	99	118	75	54	262	467	298	491
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	4	0	0	0	0	0	0
Ritchot R.M.	0	0	6	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	3	3	0	0	0	0	0	0
Tache R.M.	0	4	0	0	0	30	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	102	129	81	54	262	497	298	491

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market July 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015
Winnipeg City	136	121	84	150	41	56	261	327
East St. Paul R.M.	0	6	0	0	0	0	0	6
Headingley R.M.	2	1	0	0	0	0	2	1
MacDonald R.M.	9	8	0	0	0	0	9	8
Ritchot R.M.	2	5	0	0	0	0	2	5
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	3	6	0	0	0	0	3	6
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	10	10	3	0	0	0	13	10
Tache R.M.	3	5	0	0	0	0	3	5
West St. Paul R.M.	1	5	0	0	0	0	1	5
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	166	167	87	150	41	56	294	373

Table 3.5: Completions by Submarket and by Intended Market January - July 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Winnipeg City	870	915	396	591	380	550	1,646	2,056
East St. Paul R.M.	24	22	0	0	0	0	24	22
Headingley R.M.	11	12	0	0	0	0	11	12
MacDonald R.M.	35	42	0	4	0	0	35	46
Ritchot R.M.	13	36	0	0	6	0	19	36
Rosser R.M.	1	2	0	0	0	0	1	2
St. Clements R.M.	45	39	0	0	0	0	45	39
St. Francois Xavier R.M.	1	8	0	0	0	0	1	8
Springfield R.M.	54	91	3	0	2	2	59	93
Tache R.M.	21	45	0	30	0	0	21	75
West St. Paul R.M.	27	22	0	0	0	0	27	22
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	1,102	1,234	399	625	388	552	1,889	2,411

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Winnipeg City													
July 2016	29	22.0	45	34.1	20	15.2	15	11.4	23	17.4	132	385,000	424,351
July 2015	25	20.7	26	21.5	23	19.0	25	20.7	22	18.2	121	-	440,700
Year-to-date 2016	172	22.8	256	34.0	128	17.0	88	11.7	109	14.5	753	397,500	418,818
Year-to-date 2015	176	21.6	204	25.0	149	18.3	136	16.7	151	18.5	816	400,000	431,283
East St. Paul R.M.													
July 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
July 2015	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	-	639,503
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	14	100.0	14	-	652,283
Headingley R.M.													
July 2016	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
July 2015	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Year-to-date 2016	0	0.0	0	0.0	1	25.0	0	0.0	3	75.0	4	-	-
Year-to-date 2015	0	0.0	2	18.2	0	0.0	2	18.2	7	63.6	11	-	-
MacDonald R.M.													
July 2016	1	12.5	0	0.0	0	0.0	1	12.5	6	75.0	8	-	534,683
July 2015	5	50.0	0	0.0	0	0.0	4	40.0	1	10.0	10	-	383,508
Year-to-date 2016	4	11.4	0	0.0	9	25.7	6	17.1	16	45.7	35	-	524,284
Year-to-date 2015	10	24.4	0	0.0	3	7.3	17	41.5	11	26.8	41	-	446,511
Ritchot R.M.													
July 2016	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
July 2015	2	66.7	1	33.3	0	0.0	0	0.0	0	0.0	3	-	-
Year-to-date 2016	1	9.1	10	90.9	0	0.0	0	0.0	0	0.0	11	-	-
Year-to-date 2015	14	70.0	5	25.0	0	0.0	0	0.0	1	5.0	20	-	338,713
Rosser R.M.													
July 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
July 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
St. Clements R.M.													
July 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
July 2015	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Year-to-date 2016	5	71.4	0	0.0	0	0.0	1	14.3	1	14.3	7	-	-
Year-to-date 2015	5	38.5	2	15.4	1	7.7	1	7.7	4	30.8	13	-	-
St. Francois Xavier R.M.													
July 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
July 2015	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	2	66.7	0	0.0	0	0.0	1	33.3	0	0.0	3	-	-

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Springfield R.M.													
July 2016	0	0.0	1	33.3	1	33.3	1	33.3	0	0.0	3	-	-
July 2015	3	50.0	2	33.3	1	16.7	0	0.0	0	0.0	6	-	367,433
Year-to-date 2016	4	20.0	4	20.0	8	40.0	1	5.0	3	15.0	20	-	414,725
Year-to-date 2015	14	36.8	7	18.4	7	18.4	3	7.9	7	18.4	38	-	403,542
Tache R.M.													
July 2016	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
July 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	8	61.5	4	30.8	1	7.7	0	0.0	0	0.0	13	-	-
Year-to-date 2015	6	54.5	2	18.2	0	0.0	0	0.0	3	27.3	11	-	344,975
West St. Paul R.M.													
July 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
July 2015	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	-	-
Year-to-date 2016	0	0.0	2	28.6	0	0.0	0	0.0	5	71.4	7	-	600,000
Year-to-date 2015	0	0.0	0	0.0	0	0.0	1	8.3	11	91.7	12	-	662,500
First Nations													
July 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
July 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Winnipeg CMA													
July 2016	31	21.2	47	32.2	22	15.1	17	11.6	29	19.9	146	397,500	429,600
July 2015	37	24.0	29	18.8	24	15.6	30	19.5	34	22.1	154	-	446,150
Year-to-date 2016	194	22.6	276	32.1	147	17.1	96	11.2	147	17.1	860	400,000	424,252
Year-to-date 2015	227	23.2	222	22.7	160	16.3	161	16.4	209	21.3	979	405,000	435,303

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units July 2016						
Submarket	July 2016	July 2015	% Change	YTD 2016	YTD 2015	% Change
Winnipeg City	424,351	440,700	-3.7	418,818	431,283	-2.9
East St. Paul R.M.	-	639,503	n/a	-	652,283	n/a
Headingley R.M.	-	-	n/a	-	-	n/a
MacDonald R.M.	534,683	383,508	39.4	524,284	446,511	17.4
Ritchot R.M.	-	-	n/a	-	338,713	n/a
Rosser R.M.	-	-	n/a	-	-	n/a
St. Clements R.M.	-	-	n/a	-	-	n/a
St. Francois Xavier R.M.	-	-	n/a	-	-	n/a
Springfield R.M.	-	367,433	n/a	414,725	403,542	2.8
Tache R.M.	-	-	n/a	-	344,975	n/a
West St. Paul R.M.	-	-	n/a	600,000	662,500	-9.4
First Nations	-	-	n/a	-	-	n/a
Winnipeg CMA	429,600	446,150	-3.7	424,252	435,303	-2.5

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Winnipeg

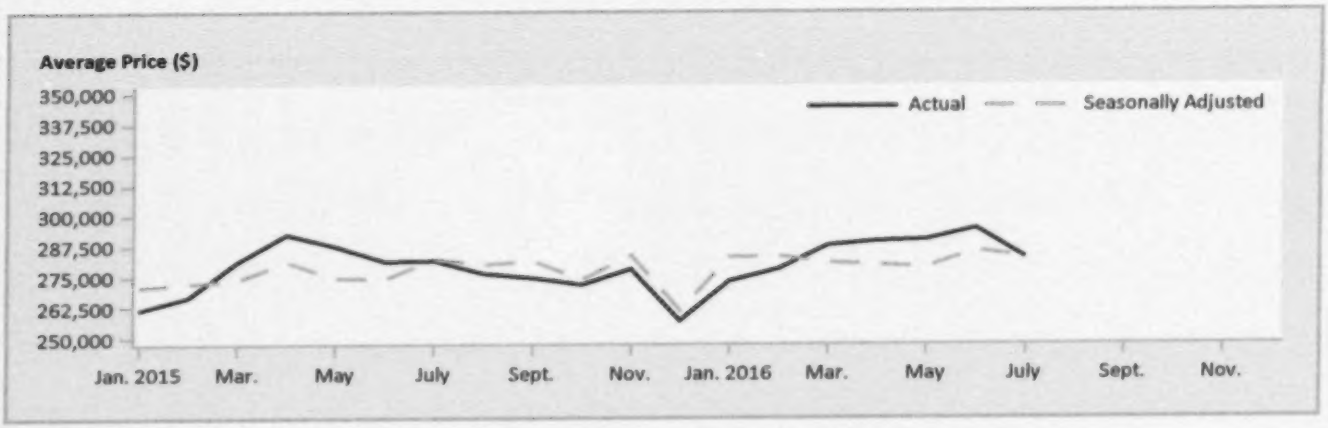


Figure 5.2: MLS® Residential Sales for Winnipeg

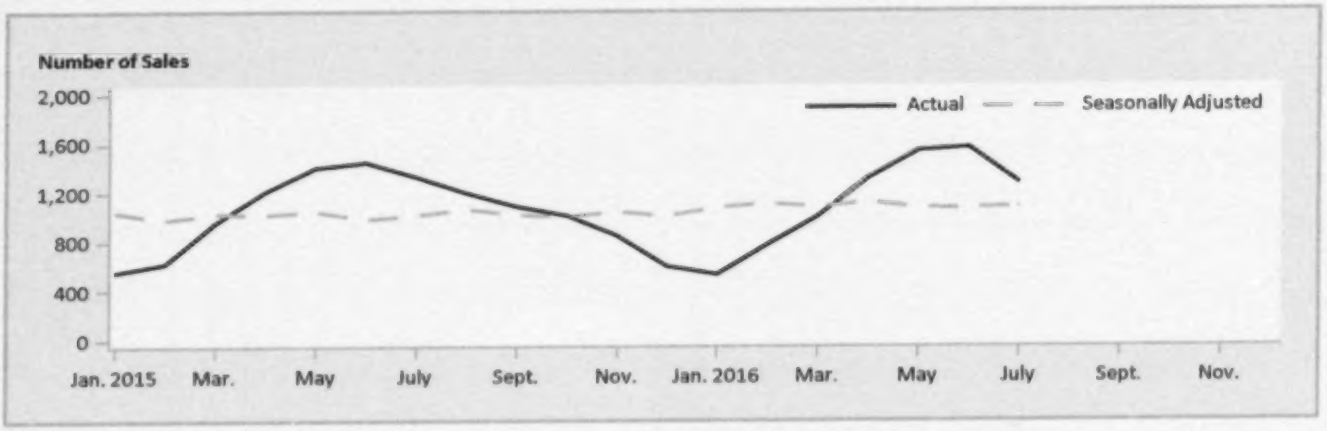
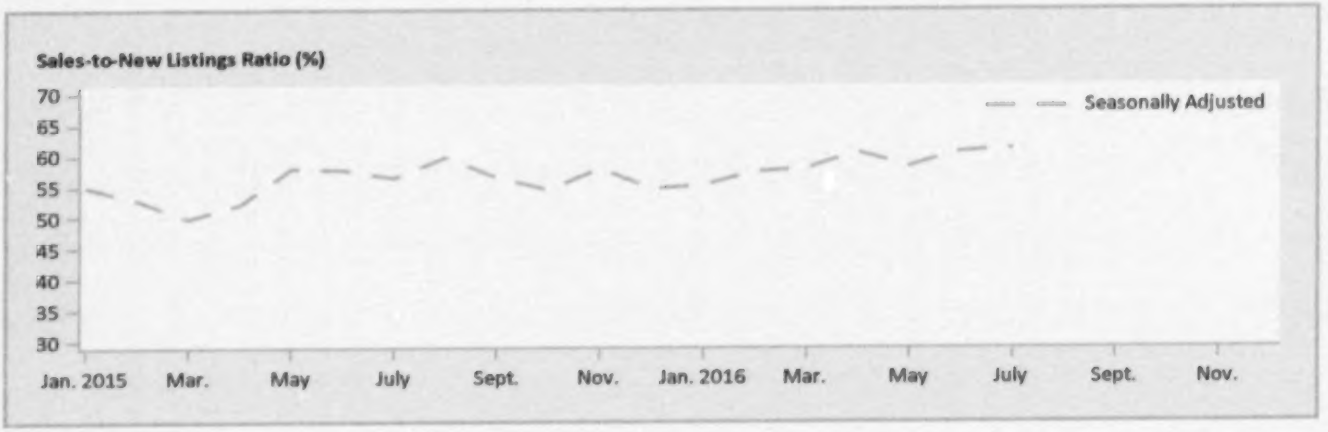


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Winnipeg



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6: Economic Indicators
July 2016

		Interest Rates			NHPI, Total, Winnipeg CMA 2007=100	CPI, 2002 =100	Winnipeg Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	138.1	124.2	417	6.0	68.5	824
	February	567	2.89	4.74	138.2	125.0	418	6.3	68.8	825
	March	567	2.89	4.74	138.7	126.5	421	6.3	69.1	828
	April	561	2.89	4.64	138.8	126.3	423	6.1	69.3	832
	May	561	2.89	4.64	138.9	126.6	426	6.1	69.6	835
	June	561	2.89	4.64	139.6	127.0	426	6.0	69.6	838
	July	561	2.89	4.64	139.6	126.8	425	6.0	69.3	841
	August	561	2.89	4.64	139.7	127.6	425	5.9	69.2	849
	September	561	2.89	4.64	139.9	127.2	427	5.6	69.1	860
	October	561	2.89	4.64	140.1	127.8	428	5.7	69.2	867
	November	561	3.14	4.64	140.2	127.4	426	5.8	69.0	870
	December	561	3.14	4.64	140.3	126.2	425	6.2	69.0	866
2016	January	561	3.14	4.64	140.5	126.7	423	6.3	68.7	864
	February	561	3.14	4.64	140.5	126.4	424	6.4	68.8	866
	March	561	3.14	4.64	140.9	127.6	425	6.3	68.9	866
	April	561	3.14	4.64	141.1	127.8	426	6.3	68.9	864
	May	561	3.14	4.64	141.4	128.6	426	6.2	68.7	861
	June	561	3.14	4.64	141.7	129.6	425	6.3	68.6	862
	July	567	3.14	4.74		128.8	426	6.4	68.6	863
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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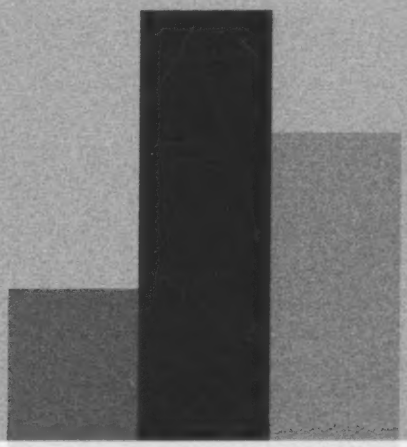

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